



Planning Building & Development
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**CITY OF ROANOKE PLANNING COMMISSION
CITY COUNCIL CHAMBER, NOEL C. TAYLOR MUNICIPAL BUILDING
August 8, 2016 – 1:30 p.m.
AGENDA**

I. Call to Order and Welcome.

Welcome to the August 8, 2016, meeting of the City Planning Commission. Please make sure that sound on all cellular phones and paging devices is turned off during the meeting. If you wish to speak to any matter, the chair will recognize you in turn. Please approach the podium and state your name and residential address so that the Commission's secretary may record the proceedings accurately.

II. Approval of Agenda: August 8, 2016

III. Approval of Minutes: May 9, 2016

IV. Unfinished Business: None.

V. New Business:

- A.** Amended application by Roanoke City School Board to amend the Planned Unit Development Plan and conditions proffered as part of a previous rezoning at 2102 Grandin Road, S.W., bearing Official Tax No. 1460101.

VI. Other Discussion:

Any person with a disability requiring any special accommodation to attend or participate in the hearing should contact Planning, Building, & Development at (540) 853-1730.

Roanoke City Planning Commission
May 9, 2016
1:30 p.m.
Minutes

Members Present:

Ms. Karri Atwood
Ms. Lora Katz
Mr. Kit Hale
Mr. Anthony Russell

I. Call to Order and Welcome

Chair Kit Hale welcomed the Board members and called the meeting to order.

II. Approval of Agenda: May 9, 2016

The May 9, 2016, agenda was approved by unanimous vote, upon motion by Ms. Katz and second by Mr. Russell.

III. Approval of Minutes: April 11, 2016

The minutes from the April 11, 2016, meeting of the Planning Commission were approved by unanimous vote, upon motion by Mr. Russell and second by Ms. Katz.

IV. Unfinished Business: None

V. New Business:

- A. Application by Viamac, Inc., and 3675 Orange Avenue, LLC, to repeal conditions proffered as part of rezonings at 3659 Orange Avenue, N.E., and 3675 Orange Avenue, N.E., bearing Official Tax Map Nos. 7110122 and 7110106, respectively, and to adopt new conditions for both parcels.**

Cooper Youell, counsel for Viamac, Inc., and 3675 Orange Avenue, LLC, stated that the parcel owned by 3675 Orange Avenue, LLC, was previously rezoned to operate as a flower shop and that the adjoining parcel, owned by Viamac, which is the larger tract to the south, was zoned to be a restaurant. The proposed plan is to develop the front portion of the 3675 Orange Avenue, N.E., property as a car wash, and in order to do so, a small portion of the Viamac property will be used to enable that development to occur.

Mr. Hale asked for questions for the Applicant from the Planning Commission. Hearing none, he asked for the staff report.

Mrs. Gray said the staff recommended approval of the amended application, which is consistent with the City's Comprehensive Plan, the Hollins/Wildwood neighborhood plan, and the zoning ordinance. Ms. Gray said the application amends conditions for both properties to allow continued development of the site in a manner appropriate to the surrounding area.

Mr. Hale asked if there were any questions of staff. Hearing none, he opened the public hearing.

Upon opening of public hearing, Chris Craft, 1501 East Gate Avenue, N.E., president of the Wildwood Civic League, stated the board members of neighborhood association voted unanimously to approve this application. Mr. Craft stated that he believes this is a step in the right direction to encourage economic development in neighborhood, and he asked the Board to recommend approval of the request with the conditions as presented by the Applicant.

Mr. Hale asked if others were present to speak to this matter. Hearing none, Mr. Hale closed the public hearing.

Mr. Hale asked if the Planning Commissioners had any further comments or questions. Hearing none, Mr. Hale asked Mrs. Carr to call the roll. The motion passed with a vote of 4-0.

Ms. Atwood – yes
Ms. Katz – yes
Mr. Russell – yes
Mr. Hale – yes

Mr. Hale declared that the application would move to City Council with a positive recommendation.

- B. Motion to schedule a public hearing for June 13, 2016, or as soon thereafter as the matter may be heard, to consider an ordinance amending the Fee Compendium of the City to increase fees for minor subdivision plat reviews, establish a flat fee for all zoning changes, and establish a new fee for zoning administrator modifications, such new fees having an effective date of July 1, 2016, pending approval by City Council.**

After reading the matter into record, Mr. Hale asked Mrs. Carr to call the roll. The motion passed with a vote of 4-0.

Ms. Atwood – yes
Ms. Katz – yes
Mr. Russell – yes
Mr. Hale – yes

VI. Other Discussion:

A. Wireless Telecommunications Facilities Policy – Update

Mr. Hale asked Mr. Shaw for an update on this matter. Mr. Shaw stated that Planning staff was still working with our Consultant and would be ready to present the policy to the Planning Commission at a later date, possibly in July.

Mr. Hale thanked Mr. Shaw and asked the Planning Commissioners if there were any other items of discussion.

There being no other business, Mr. Hale adjourned meeting at 1:38 p.m.

Respectfully submitted,



Tina M. Carr, Secretary



PLANNING COMMISSION AGENDA REPORT

To: Chair and Members of the City Planning Commission
Meeting: August 08, 2016
Subject: Application by Roanoke City School Board to amend the Planned Unit Development Plan and conditions proffered as part of a previous rezoning at 2102 Grandin Road, S.W., bearing Official Tax No. 1460101.

Recommendation

Staff recommends approval. The Amended Application No. 2 is consistent with the City's Comprehensive Plan, *Grandin Court Neighborhood Plan*, and Zoning Ordinance as the changes to the Plan and proffered conditions will allow the property and facilities to be used in a more expansive manner appropriate to the surrounding area.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ian D. Shaw", is written over a horizontal line.

Ian D. Shaw, PE, AICP, CZA
Planning Commission Agent

cc: Chris Morrill, City Manager
R. Brian Townsend, Assistant City Manager
Chris Chittum, Director of Planning Building & Development
Daniel J. Callaghan, City Attorney
Steven J. Talevi, Assistant City Attorney
Steve Barnett, Deputy Superintendent Roanoke City Public Schools
Richard Rife, Rife + Wood Architects

Application Information

<i>Request:</i>	Amendment of Planned Unit Development Plan and Proffered Conditions
<i>Owner:</i>	City of Roanoke
<i>Applicant:</i>	City of Roanoke School Board
<i>Authorized Agent:</i>	Richard Rife, Rife + Wood Architects
<i>City Staff Person:</i>	Katharine Gray, Land Use and Urban Design Planner
<i>Site Address/Location:</i>	2102 Grandin Road, S.W.
<i>Official Tax Nos.:</i>	1460101
<i>Site Area:</i>	Approximately 96 acres
<i>Existing Zoning:</i>	INPUD, Institutional Planned Unit Development
<i>Proposed Zoning:</i>	INPUD, Institutional Planned Unit Development
<i>Existing Land Use:</i>	library; educational facilities, business school or nonindustrial trade school, college/university, elementary/middle/secondary, school for the arts; day care center, child; office, general or professional
<i>Proposed Land Use:</i>	library; educational facilities, business school or nonindustrial trade school, college/university, elementary/ middle/secondary, school for the arts; day care center, child; office, general or professional
<i>Neighborhood Plan:</i>	<i>Grandin Court Neighborhood Plan</i>
<i>Specified Future Land Use:</i>	Large Institutional and Recreation/Open Space
<i>Filing Date:</i>	Original Application: June 21, 2016 Amended Application No. 1: July 18, 2016 Amended Application No. 2: August 1, 2016

Background

In 2004, the property at 2102 Grandin Road, SW, was rezoned from RS-1, Residential Single Family District, to INPUD, Institutional Planned Unit Development District, in order to construct a new high school. Since that time, the Planned Unit Development plan and proffered conditions were amended to allow for:

- The sports stadium, practice fields, and tennis courts.
- Conversion of the elementary school to an educational facility, day care facility for children, and general and professional offices.
- Expansion of the Raleigh Court Branch Library.

In 2010, the proffered conditions were amended to reflect expansion of the type of uses permitted in the stadium and times when the lighting and public address systems could be used. This amendment reflected a change in facility demand as it would no longer be shared with William Fleming High School (as

the new William Fleming High School has its own stadium). The Roanoke City Public Schools are proposing to further amend the conditions related to the stadium to reflect current demand and opportunities for use of the stadium facility.

The schools' authorized agent met with staff to discuss the possibility of amending the development plan and proffered conditions for the property.

In June of 2016, the applicant filed an application to amend the planned unit development plan and proffered conditions for the subject property.

In July of 2016, the applicant filed an amended application to address comments from Planning Commission, staff, and neighborhood regarding access to the property and temporary increase in occupancy of the stadium.

In August of 2016, the applicant filed an amended application to clarify the amendments to the proposed proffered conditions 7 and 8.

Proffered Conditions and Planned Unit Development Plan

The Applicant hereby requests that the following proffered conditions accepted by the adoption of Ordinance No. 39976-061614 be AMENDED as they pertain to property located at 2102 Grandin Road, SW, and identified as Official Tax No. 1460101.

Deleted text is indicated by a strikethrough while added text is indicated by italics.

1. The property will be developed in substantial conformity with the *revised* Development Plan prepared by Rife + Wood Architects dated *June 16, 2016*, ~~Alfred O. Chevalier dated March 3, 2010 and revised by the City of Roanoke dated April 14, 2014;~~ *the* Development Plan prepared by HBM Architects dated May 5, 2014, *and* Building Elevations prepared by HBM Architects dated April 5, 2014, *and the* Utility Plan prepared by Rife + Wood Architects dated December 5, 2005 copies which are attached to this application.
2. The school sports stadium will be developed in substantial conformity with the *revised* Stadium Plan prepared by Rife + Wood Architects dated ~~January 18, 2007~~ *June 16, 2016* and the Stadium Sections dated December 1, 2006, copies of which are attached to this application.

Revisions to conditions 1 and 2 reflect changes to the development plan to add a service entrance to the stadium facility.

3. That the usage of the school sports stadium facility will be limited to high school athletics, *non-amplified* band practices ~~for~~ *and performances by*

the Patrick Henry High School marching band, *and* graduation ceremonies. ~~middle-school athletics, and athletic events sponsored through the Parks and Recreation department of the City of Roanoke.~~

4. That ~~the~~ all sound amplification systems ~~in the stadium~~ will be used ~~utilized~~ only for high-school varsity football, games, varsity soccer games, varsity lacrosse games, *athletics* and graduation assemblies, ~~and the annual championship games for Roanoke City Parks and Recreation youth football. The sound amplification systems shall not be utilized during athletic team practices or to amplify school band performances.~~

Revisions to conditions 3 and 4 reflect expansion of the types of athletic events that can be held at the stadium facility and when the sound amplification system can be used. It should be noted that existing provisions in City Code Section 21-43.1 prohibits the use of the stadium lighting after 10:00 PM.

5. That manual traffic control, to include security personnel, will be provided before and after all varsity football games and graduation ceremonies at the intersections of Brandon Avenue and Grandin Road, ~~and Grandin Road and Laburnum Avenue, Grandin Road and Avenel Avenue and Guilford Avenue and Lofton Road~~ in coordination with the City of Roanoke Police Department.
- ~~6. That manual traffic control, to include security personnel, will be provided at the intersection of Lofton Road and Guilford Avenue before, during, and after every varsity football game to prevent vehicular traffic, excluding emergency vehicles, from entering and exiting Patrick Henry High School campus from Lofton Road.~~
- 6.7: That manual traffic control, to include security personnel, will be provided at the service entrance to Patrick Henry High School from Blenheim Road before, *during, and after* every varsity football game to prevent pedestrian and vehicular traffic, excluding emergency vehicles, ~~and team buses, and school staff with identification,~~ from utilizing the service entrance to Patrick Henry High School from Blenheim Road.

The revisions to conditions 5 through 6 allow for relaxation of traffic controls in the vicinity of the school.

- ~~8. The City of Roanoke School Board will conduct an engineering study of its sound amplification system, within six months of approval of these proffers, to evaluate the best method of limiting audio trespass of the sound amplification system and will file the results with the City's Planning Offices.~~

The above referenced sound study has been completed and therefore the condition is no longer relevant.

7. *A vegetative screen of large evergreen trees shall be planted and maintained on the exterior slopes of the earthen berms surrounding the stadium as shown on the Stadium Plan prepared by Rife + Wood Architects dated June 16, 2016. No later than August 1 of each year, the Chief of Physical Plants for Roanoke City Public Schools shall conduct an inspection of this vegetative screen and replace any dead trees with replacement trees at least 5'-0" in height by no later than September 1 of that year.*

This condition reinforces the zoning ordinance requirement to maintain required landscaping and requires replacement of any dead or damaged trees in a timely manner.

8. *The permanent seating capacity of the stadium is 3,005. Additional temporary occupancy up to 4,500 may be permitted if Roanoke City Public Schools obtains a temporary Certificate of Occupancy and provides adequate sanitary facilities and ingress/egress.*

This condition would allow attendance to exceed the fixed seating capacity of the stadium (standing room) but provides a fixed cap for the overall capacity and that such additional capacity can be safely accommodated.

All development must be in substantial conformance with the development plan and other pertinent elements of the zoning ordinance.

Considerations

The property is an institutional campus that contains a high school facility and accessory sports stadium, practice fields, and tennis courts; day care facility for children, and general and professional offices; and the Raleigh Court Branch Library. The proposed development of the property only affects a small portion of the campus; the stadium, access to the property during certain events in the stadium, and associated landscaping within that portion of the site.

Surrounding Zoning and Land Use:

	<i>Zoning District</i>	<i>Land Use</i>
<i>North</i>	R-7, Residential Single-Family District, and IN, Institutional District	Single-family residential and place of worship
<i>South</i>	MX, Mixed Use District, and ROS, Recreation and Open Space District	Professional office and park
<i>East</i>	R-5 Residential Single-Family District	Single-family residential
<i>West</i>	R-5, Residential Single-Family District, RM-2, Residential Mixed Density District, and CN, Commercial Neighborhood District	Single-family residential, two-family residential, eating and drinking establishment

Compliance with the Zoning Ordinance:

The purposes of the INPUD District are to encourage harmonious development of institutional uses and mixed-use campus developments, to provide flexibility for creative development, to minimize potential negative impacts of institutional uses on neighboring uses, and to recognize the special complexity and interrelationships of land uses and activities in these institutional complexes. The overall appearance of the campus will remain the same with the only changes on the campus occurring at the stadium and entrances to the Patrick Henry High School campus.

There is no significant change to the physical development of the site, with the exception of the new service entrance to the stadium facility. The changes in conditions are related to the operation of the existing facilities.

Conformity with the Comprehensive Plan and Neighborhood Plan:

Both *Vision 2001-2020* and the *Grandin Court Neighborhood Plan* recognize the school's role in serving the needs of citizens and visitors by creating a climate of lifelong learning and community enrichment. The Patrick Henry High School stadium is located within an INPUD campus that serves as a center of learning for this area of the City. The amendment of the planned unit development plan will allow for the expansion in the use of the stadium and access to the campus during particular events while retaining the other campus buildings and site development. Relevant policies and action items in the plan include:

- PS A15. Ensure that all public schools and City-owned facilities are located, designed, and maintained to complement neighboring land uses.
- PE P1. Quality education. Roanoke's school system will be known for its quality education that prepares students for the workplace or with the skills and knowledge needed to succeed in higher education. Roanoke will maintain and improve its high-quality public education facilities and programs at all levels.
- PE P2. School facilities. School facilities are important community facilities. The location of new school facilities will be carefully planned to enhance the surrounding community and adhere to the City Design principles recommended.
- PE P3. Lifelong learning. Roanoke will support schools, libraries, continuing and higher education programs, community-based education, and recreation programs that foster a positive learning environment for persons of all ages.
- PE P4. Community learning centers. Roanoke will encourage the efficient use of public schools by co-location of education, lifelong learning,

and recreation programs in school facilities, making them community learning centers.

The expansion of uses for the stadium fulfills the City vision for encouraging the efficient use of public schools through the co-location of recreation programs and lifelong learning. The other existing campus buildings and site development will remain.

The *Grandin Court Neighborhood Plan* recognizes the value that the large institutional campus focused on learning and enrichment provides for the community. The plan also places emphasis on the type of development that will continue to improve the neighborhood. Although concern over increased traffic and parking have been voiced in the neighborhood, the connectivity of the site to the surrounding area is deemed equally important.

The principal consideration is whether the proposed amendment to the planned unit development plan is consistent with *Vision 2001-2020* and the *Grandin Court Neighborhood Plan*. The overall proposal to increase the usage of the stadium and access to the campus in the current location is appropriate and should provide additional needed services to this area of the City. Roanoke City Public Schools along with the consultant have engaged the community in a public involvement process involving separate meetings over the course of the spring and summer. The input received from the public has been evaluated and many thoughts have been incorporated into the proposed amendments to the proffered conditions.

Public Comment Summary

Kathy Gross, Center Hill Avenue, wrote stating that the amount of lighting, noise level, and the blocking off of the streets to additional parking has been successful and appreciated. She would be concerned if during practices and games there was an increase in the noise level, additional vehicles on our street, trash on the area from the school activities, additional non-residents in our neighborhood during games, and overly bright lighting. Thus far none of this has happened, and she is grateful. She certainly wants to be supportive of the school, and expects the same in return in order to enjoy pleasant conditions where she lives. She also notes that real estate values have decreased and attributes it to the close proximity of the stadium.

Freeda Cathcart, President of the Grandin Court Neighborhood Association, wrote to state that several people have expressed concerns about the city changing the proffers on Patrick Henry Stadium before the Grandin Court Neighborhood Association has a chance to review them and make comments on them. She states the proposed changes would have a direct impact on their neighborhood by increasing occurrences of noise and also possible increase in traffic on Guilford Ave. She requests the Planning Commission delay making any recommendations to change the proffers on Patrick Henry Stadium until the GCNA has a chance to review and provide an opinion on whether or not the proposed changes would be beneficial or detrimental to their neighborhood.

Richard Light wrote stating that he is concerned with proffer number six and the potential effect increased traffic on the surrounding neighborhood with the increased number of uses allowed. He suggested that service vehicles enter through an area that could be improved by the baseball parking lot near the track instead.

Another citizen contacted the department to clarify what was being proposed but offered no comments.

Planning Commission Work Session (June 10, 2016):

The following items were discussed in the Planning Commission Work Session for compliance with City policy and ordinances.

- The application should be amended to reflect the latest PUD plan, latest proffered conditions, building sizes, and to correct the titles of the plans
- If temporary occupancy greater than the permanent seating is desired by the school, such temporary capacity should be specifically identified and a temporary certificate of occupancy issued to document compliance with applicable codes.
- It was discussed that additional detail be provided for the field house comparable to the level of detail shown for the stadium in the stadium plan and sections. Consider relocating/replacing the evergreen trees that need to be removed to construct the field house and then place the trees between the new field house and the existing practice field.

The Applicant subsequently filed Amended Application No.1 addressing the comments including removal of the field house from the development plan.

Zoning Amendment Application



Department of Planning, Building and Development
Room 166, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730 Fax: (540) 853-1230

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CITY OF ROANOKE
PLANNING BUILDING &
DEVELOPMENT

Date: Jul 29, 2016

Submittal Number: Amended Application No. 2

Request (select all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Rezoning, Not Otherwise Listed | <input type="checkbox"/> Amendment of Proffered Conditions |
| <input type="checkbox"/> Rezoning, Conditional | <input checked="" type="checkbox"/> Amendment of Planned Unit Development Plan |
| <input type="checkbox"/> Rezoning to Planned Unit Development | <input type="checkbox"/> Amendment of Comprehensive Sign Overlay District |
| <input type="checkbox"/> Establishment of Comprehensive Sign Overlay District | |

Property Information:

Address: 2102 Grandin Road, Roanoke, VA 24015

Official Tax No(s): 1460101

Existing Base Zoning:

(If multiple zones, please manually enter all districts.)

INPUD, Institutional Planned Unit Development

☒ With Conditions

☐ Without Conditions

Ordinance No(s). for Existing Conditions (If applicable): 39976-061614

Requested Zoning: INPUD, Institutional Planned Unit Development

☒ With Conditions

☐ Without Conditions

Proposed Land Use: Educational

Property Owner Information:

Name: City of Roanoke, Va

Phone Number: +1 (540) 853-2000

Address: 215 Church Avenue, Roanoke, VA 24011

E-Mail: chris.morrill@roanokeva.gov

Property Owner's Signature: *R. Brian Clement*

Assistant City Manager

Applicant Information (if different from owner):

Name: City of Roanoke School Board

Phone Number: +1 (540) 853-2382

Address: 40 Douglass Avenue, NW, Roanoke, VA 24012

E-Mail: pbarnett@rcps.info

Applicant's Signature: *P. S. Barnett*

Authorized Agent Information (if applicable):

Name: Richard Rife, Rife + Wood Architects

Phone Number: +1 (540) 344-6015

Address: 1326 Grandin Road, Roanoke, VA 24015

E-Mail: richard@rifewood.com

Authorized Agent's Signature: *Richard A. Rife*

Zoning Amendment Application Checklist



The following must be submitted for all applications:

- ☒ Completed application form and checklist.
- ☒ Written narrative explaining the reason for the request.
- ☐ Metes and bounds description, if applicable.
- ☒ Filing fee.

For a rezoning not otherwise listed, the following must also be submitted:

- ☐ Concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures.

For a conditional rezoning, the following must also be submitted:

- ☐ Written proffers. See the City's Guide to Proffered Conditions.
- ☐ Concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures. Please label as 'development plan' if proffered.

For a planned unit development, the following must also be submitted:

- ☒ Development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.

For a comprehensive sign overlay district, the following must be submitted:

- ☐ Comprehensive signage plan meeting the requirements of Section 36.2-336(d)(2) of the City's Zoning Ordinance.

For an amendment of proffered conditions, the following must also be submitted:

- ☒ Amended development or concept plan meeting the Application Requirements of item '2(c)' in Zoning Amendment Procedures, if applicable.
- ☒ Written proffers to be amended. See the City's Guide to Proffered Conditions.
- ☒ Copy of previously adopted Ordinance.

For a planned unit development amendment, the following must also be submitted:

- ☒ Amended development plan meeting the requirements of Section 36.2-326 of the City's Zoning Ordinance.
- ☒ Copy of previously adopted Ordinance.

For a comprehensive sign overlay amendment, the following must also be submitted:

- ☐ Amended comprehensive signage plan meeting the requirements of Section 36.2-336(d) of the City's Zoning Ordinance.
- ☐ Copy of previously adopted Ordinance.

For a proposal that requires a traffic impact study be submitted to the City, the following must also be submitted:

- ☐ A Traffic Impact Study in compliance with Appendix B-2(e) of the City's Zoning Ordinance.

For a proposal that requires a traffic impact analysis be submitted to VDOT, the following must also be submitted:

- ☐ Cover sheet.
- ☐ Traffic impact analysis.
- ☐ Concept plan.
- ☐ Proffered conditions, if applicable.
- ☐ Required fee.

*An electronic copy of this application and checklist can be found at www.roanokeva.gov/pbd by selecting 'Planning Commission' under 'Boards and Commissions'. A complete packet must be submitted each time an application is amended, unless otherwise specified by staff.

Patrick Henry High School Stadium

Request for Modifications of Proffered Conditions of Ordinance No. 39976-061614 as they pertain to Official Tax No. 1460101:

Background Information:

Certain proffered conditions related to use of the stadium were enacted in February 2006 as part of amendments to the Development Plan for the new school to add the stadium to the school's campus. For the first three years of the stadium's operation, it was utilized by William Fleming High School as well as Patrick Henry while William Fleming's new building was under construction. The original proffers included requirements for a percentage of the games to be played on Saturdays during the daytime and restrictions on the use of the stadium lights. The 2006 conditions were subsequently modified by City Council in 2010 to remove the requirements for daylight games and otherwise simplify the proffers.

The Process:

Richard Rife of Rife + Wood Architects was engaged by the City of Roanoke School Board to prepare this request. The School Board's primary interest in requesting these proffer changes is to reduce the restrictions on what types of athletic uses and events can be held in the stadium while still respecting the rights of neighboring homeowners. The Board charged Mr. Rife to meet with various interested parties to explain the School Board's desire to simplify the proffers and to attempt to find common ground for the operation of the stadium.

Mr. Rife met with Planning Director Chris Chittum and Planning Administrator Ian Shaw on January 14 and May 6, 2016 to explain the Board's interests and to discuss how the language of the proffers could be improved to make the proffers more clear so that enforcement of the proffers could be more consistent.

Mr. Rife met individually with Mr. Kit Hale, an adjacent property owner and then-President of the Raleigh Court Neighborhood Association, on February 11, 2016. Mr. Hale expressed his concerns about the stadium's operation from both his personal perspective as a neighbor and his perspective as a leader of a neighborhood organization. Mr. Hale and Mr. Rife discussed proffer changes that would allow greater utilization of the stadium while adding other proffers that would address problems Mr. Hale had seen during its years of operation.

Mr. Rife subsequently presented a draft list of proffer changes to the Board of the Raleigh Court Neighborhood Association on March 31, 2016 to inform them of the Board's upcoming request and to solicit its input and support. Ms. Mary Dykstra, who has since succeeded Mr. Hale as President of the Neighborhood Association, was in attendance at that meeting.

Mr. Shaw, Zoning Administrator Jillian Moore, and Development Inspector Winston Corbett met with Mr. Rife, City Schools Assistant Superintendent Steve Barnett, Chief of Physical Plants Jeff Shawver, Patrick Henry Principal Joseph Jablonski, Athletic Director Patti Sheedy and other school personnel on May 26, 2016 to walk the site and discuss the stadium's operation and maintenance.

Messrs. Barnett, Shawver, and Rife attended the Planning Commission's work session on July 8, 2016 and informally discussed the proposed proffer changes. Topics of discussion included traffic control, limiting pedestrian access to the school's service road during football games, the difficulty of enforcing operational proffers and how to address the need to occasionally accommodate overflow crowds. The Commission questioned the inclusion of a proposed future fieldhouse on the revised Development Plan and the lack of detail on its design. The School Administration decided to remove the fieldhouse from this request and the submitted Development Plan and Stadium Plan no longer show a fieldhouse.

Mr. Rife met with four members of the Raleigh Court Neighborhood Association Board on July 15, 2016 to discuss the final version of the proffers. The discussion centered on limiting pedestrian access to the school's service road and limiting parking along Blenheim Road during football games.

The Request:

A strike-through text of the proposed proffer changes is attached to this application as well as a proposed final version. An item-by-item description of each requested proffer change is as follows:

Existing Proffer 1: An amended Development Plan, dated June 16, 2016, is being submitted to show the location of a gate to be added to allow service vehicles to enter the stadium from the south side.

Existing Proffer 2: An amended Stadium Plan dated June 16, 2016 is being submitted to show the location of a gate to be added to allow service vehicles to enter the stadium from the south side.

Existing Proffer 3: The proposed changes to this proffer would free up the stadium for a broader set of athletic uses such as clinics sponsored by colleges and soccer and lacrosse tournaments sponsored by local club teams. The Board also recognizes that the stadium was paid for with public funds and feels that increasing the utilization of the stadium will result in a greater return on the public's investment.

Existing Proffer 4: This proposed proffer change seeks to clarify that the sound system within the stadium may only be used for athletics and graduation ceremonies within the stadium. The previous language was vague and could be interpreted to also apply to the softball and baseball fields. It further clarifies that the sound system shall not be used during practices.

Existing Proffer 5: This proposed proffer change eliminates two traffic control locations. Eight years of utilization of the stadium has shown these locations do not require traffic control.

Existing Proffer 6: The School Board proposes to eliminate this proffer. It was originally written to prevent fans from parking on Guilford Avenue. We have not seen that this has been a problem.

Existing Proffer 7, renumbered to 6: The proposed changes to this proffer clarifies that Patrick Henry staff with identification may use the service road during football games.

Existing Proffer 8: This proffer is no longer pertinent as the School Board completed the required sound study some time ago.

New Proffer 7: This proposed new proffer addresses neighborhood concerns about the long term maintenance of the evergreen screening around the stadium.

New Proffer 8: This proposed new proffer will clarify under what conditions the stadium's occupancy may occasionally be increased.

Patrick Henry High School Stadium - Proposed New Proffers

Key:

Amended Application No. 2

- *Italics denote new language.*
- ~~Strikethrough denotes deleted language~~

The Applicant hereby requests that the following proffered conditions enacted by Ordinance No. 39976-061614 be AMENDED as they pertain to property located at 2102 Grandin Road, SW, and identified as Official Tax No. 1460101:

1. The property will be developed in substantial conformity with the *revised* Development Plan prepared by *Rife + Wood Architects dated June 16, 2016*, ~~Alfred O. Chevalier dated March 3, 2010 and revised by the City of Roanoke dated April 14, 2014;~~ *the* Development Plan prepared by HBM Architects dated May 5, 2014, *and* Building Elevations prepared by HBM Architects dated April 5, 2014, ~~and the Utility Plan prepared by Rife + Wood Architects dated December 5, 2005~~ copies which are attached to this application.
2. The school sports stadium will be developed in substantial conformity with the *revised* Stadium Plan prepared by Rife + Wood Architects dated ~~January 18, 2007~~ *June 16, 2016* and the Stadium Sections dated December 1, 2006, copies of which are attached to this application.
3. That the usage of the ~~school sports~~ stadium facility will be limited to ~~high school~~ athletics, *non-amplified* band practices ~~for and performances by the Patrick Henry High School marching band, and graduation ceremonies.~~ *, middle school athletics, and athletic events sponsored through the Parks and Recreation department of the City of Roanoke.*
4. That ~~the all~~ sound amplification systems *in the stadium* will be ~~used~~ *utilized* only for ~~high school varsity football, games, varsity soccer games, varsity lacrosse games, athletics and graduation assemblies, and the annual championship games for Roanoke City Parks and Recreation youth football.~~ *The sound amplification systems shall not be utilized during athletic team practices or to amplify school band performances.*
5. That manual traffic control, to include security personnel, will be provided before and after all varsity football games and graduation ceremonies at the intersections of Brandon Avenue and Grandin Road, ~~and Grandin Road and Laburnum Avenue,~~ Grandin Road and Avenel Avenue ~~and Guilford Avenue and Lofton Road~~ in coordination with the City of Roanoke Police Department.
- ~~6. That manual traffic control, to include security personnel, will be provided at the intersection of Lofton Road and Guilford Avenue before, during, and after every varsity football game to prevent vehicular traffic, excluding emergency vehicles, from entering and exiting Patrick Henry High School campus from Lofton Road.~~
- 6.7. That manual traffic control, to include security personnel, will be provided at the service entrance to Patrick Henry High School from Blenheim Road before, *during, and after* every varsity football game to prevent pedestrian and vehicular traffic, excluding emergency vehicles, ~~and team buses, and school staff with identification,~~ from utilizing the service entrance to Patrick Henry High School from Blenheim Road.

~~8. The City of Roanoke School Board will conduct an engineering study of its sound amplification system, within six months of approval of these proffers, to evaluate the best method of limiting audio trespass of the sound amplification system and will file the results with the City's Planning Offices.~~

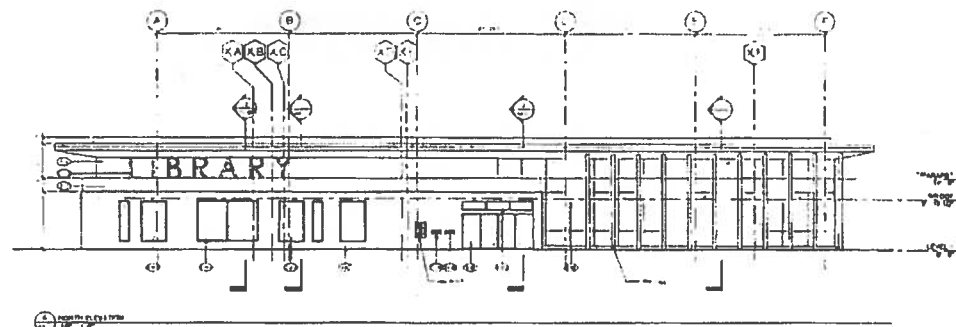
7. A vegetative screen of large evergreen trees shall be planted and maintained on the exterior slopes of the earthen berms surrounding the stadium as shown on the Stadium Plan prepared by Rife + Wood Architects dated June 16, 2016. No later than August 1 of each year, the Chief of Physical Plants for Roanoke City Public Schools shall conduct an inspection of this vegetative screen and replace any dead trees with replacement trees at least 5'-0" in height by no later than September 1 of that year.

8. The permanent seating capacity of the stadium is 3,005. Additional temporary occupancy up to 4,500 may be permitted if Roanoke City Public Schools obtains a temporary Certificate of Occupancy and provides adequate sanitary facilities and ingress / egress.

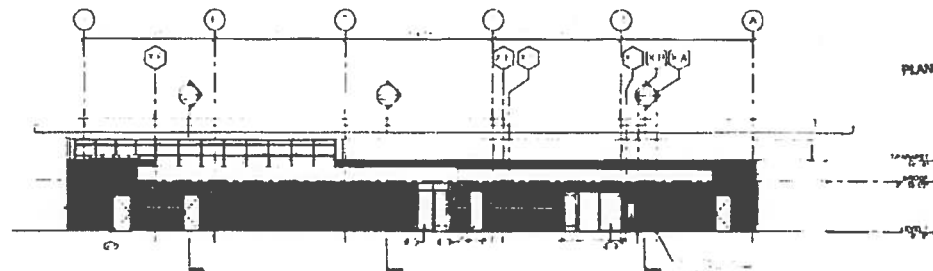
Patrick Henry High School Stadium - Proposed New Proffers

The Applicant hereby requests that the following proffered conditions enacted by Ordinance No. 39976-061614 be AMENDED as they pertain to property located at 2102 Grandin Road, SW, and identified as Official Tax No. 1460101:

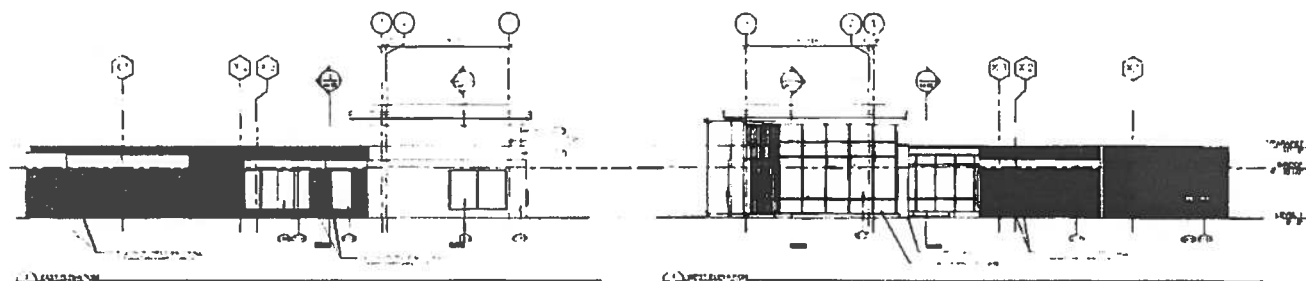
1. The property will be developed in substantial conformity with the revised Development Plan prepared by Rife + Wood Architects dated June 16, 2016, a copy of which is attached to this application.
2. The school sports stadium will be developed in substantial conformity with the revised Stadium Plan prepared by Rife + Wood Architects dated June 16, 2016 and the Stadium Sections dated December 1, 2006, copies of which are attached to this application.
3. That the usage of the stadium facility will be limited to athletics, non-amplified band practices and performances by the Patrick Henry High School marching band, and graduation ceremonies.
4. That the sound amplification systems in the stadium will be utilized only for athletics and graduation assemblies. The sound amplification systems shall not be utilized during athletic team practices or to amplify school band performances.
5. That manual traffic control, to include security personnel, will be provided before and after all varsity football games and graduation ceremonies at the intersections of Brandon Avenue and Grandin Road, and Grandin Road and Avenel Avenue in coordination with the City of Roanoke Police Department.
6. That manual traffic control, to include security personnel, will be provided at the service entrance to Patrick Henry High School from Blenheim Road before, during, and after every varsity football game to prevent pedestrian and vehicular traffic, excluding emergency vehicles, team buses, and school staff with identification, from utilizing the service entrance to Patrick Henry High School from Blenheim Road.
7. A vegetative screen of large evergreen trees shall be maintained on the exterior slopes of the earthen berms surrounding the stadium as shown on the Stadium Plan prepared by Rife + Wood Architects dated June 16, 2016. No later than August 1 of each year, the Chief of Physical Plants for Roanoke City Public Schools shall conduct an inspection of this vegetative screen and replace any dead trees with replacement trees at least 5'-0" in height by no later than September 1 of that year.
8. The permanent seating capacity of the stadium is 3,005. Additional temporary occupancy up to 4,500 may be permitted by a temporary Certificate of Occupancy provided that adequate sanitary facilities and egress are provided.



1. NORTH ELEVATION



2. EAST ELEVATION



3. WEST ELEVATION

SYMBOL LEGEND

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KEYNOTE LEGEND

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- X1 ...
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CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT



RALEIGH COURT BRANCH
LIBRARY BUILDING

PROJECT NO.

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HBM

Architecture, interiors, Planning
404.873.2300 fax:404.892.5823
1382 Peachtree Street Atlanta Georgia 30309
Baton, Charlotte/RTP, Chicago, Dallas,
Los Angeles, Miami, Minneapolis, New York

Rife + Wood
ARCHITECTS
1124 Granada Road, Bethesda, Virginia 24015
(540) 344-6315 Fax: (540) 344-5731

in association with

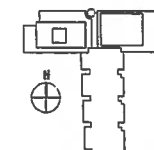
Catchwell White - Civil Engineers
4203 Melrose Avenue
Roanoke, Virginia 24101
540-355-3400 (p) 540-366-8702 (f)

The Film Studio
1740 20th Street, NW
Washington, DC 20036
(202) 232-583-0149 (F)

Kinney Sheno & Associates - Architects and Structural Engineers
201 West Main Street
Salix, Virginia 24153
540-369-8655 (e) 540-369-9130 (f)

Lawrence Perry & Associates, Inc.
Mechanical & Electrical Engineers
30A West Church Avenue
Roanoke, Virginia 24011
540-342-1816 (p) 540-344-3410 (f)

vanSari.com & Frantz - Interior Designer
112 West Kirk Avenue
Roanoke, Virginia 24011
540-344-4058 (o) 540-344-4295 (f)

FOOTBALL/SOCCER/LACROSSE
STADIUM

FURNER	ISSUE	DATE
Revision		

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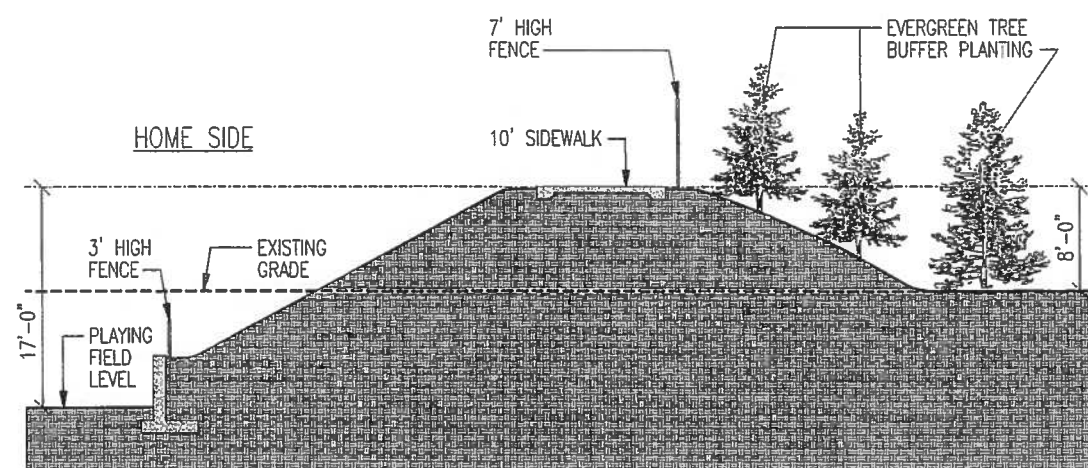
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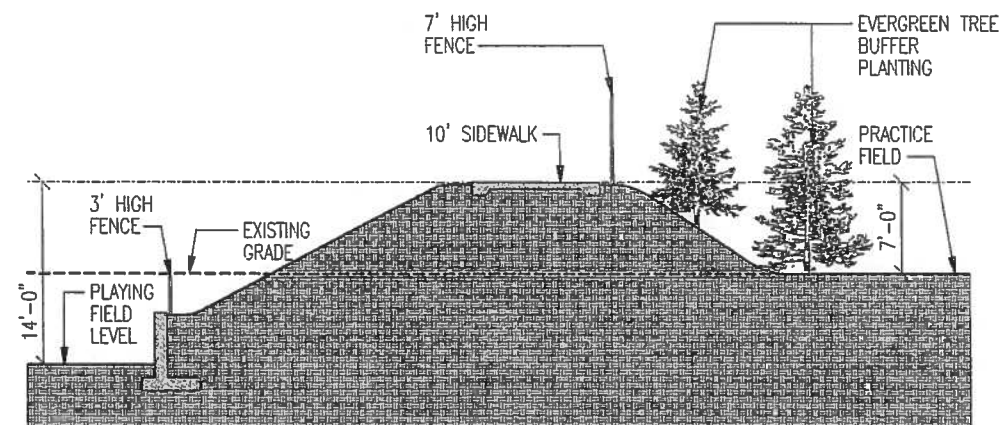
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Shea

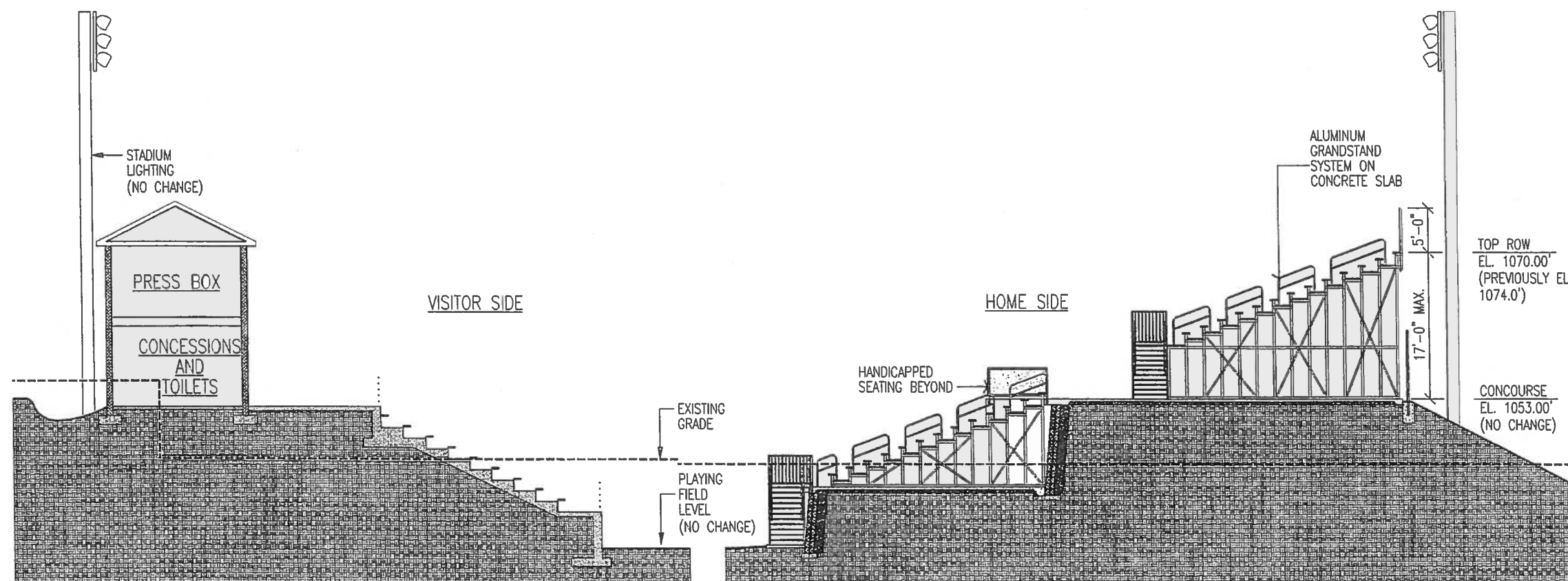
STADIUM SECTIONS



SECTION THROUGH STADIUM
AT 10-YARD LINE (NO CHANGE)



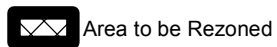
SECTION THROUGH STADIUM
AT EAST END ZONE (NO CHANGE)



03 SECTION THROUGH STADIUM AT 50-YARD LINE
3/16" = 1'-0"

ZONING DISTRICT MAP

2102 Grandin Road SW
Official Tax Parcels: 1460101



Area to be Rezoned

Zoning

- AD: Airport Dev
- CG: Commercial-General
- CLS: Commercial-Large Site
- CN: Commercial-Neighborhood
- D: Downtown
- I-1: Light Industrial
- I-2: Heavy Industrial
- IN: Institutional
- INPUD: Institutional Planned Unit Dev
- IPUD: Industrial Planned Unit Dev
- MX: Mixed Use
- MXPUD: Mixed Use Planned Unit Dev
- R-12: Res Single-Family
- R-3: Res Single-Family
- R-5: Res Single-Family
- R-7: Res Single-Family
- RA: Res-Agricultural
- RM-1: Res Mixed Density
- RM-2: Res Mixed Density
- RMF: Res Multifamily
- ROS: Recreation and Open Space
- UF: Urban Flex
- Conditional Zoning

0 250 500 Feet

